



CITY OF  
**FORT LAUDERDALE**  
FLORIDA

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# UNSAFE STRUCTURES BOARD AGENDA

JULY 16, 2015

3:00 PM

**COMMISSION MEETING ROOM**  
**CITY HALL**  
100 N. ANDREWS AVENUE

**UNSAFE STRUCTURES BOARD**  
Ordinance: C-75-26

**PURPOSE:** To establish uniform minimum standards for the occupancy of dwelling, hotel and rooming structures and for the uniform minimum standards for the maintenance of the premises occupied or adjacent to such structures, including vacant lots and the premises of business establishments located in proximity thereto.

If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

If you desire auxiliary services to assist in viewing or hearing the meeting or reading agendas and minutes for the meetings, please contact the City Clerk's Office at 954-828-5002 and arrangements will be made to provide these services to you.

**Board Members:** Thornie Jarrett, **Chair** • Joe Holland, **Vice Chair** • John Barranco • Joe Crognale • Pat Hale • Don Larson • John Phillips • Ian Scot Seitel • Michael Weymouth

TWO OR MORE FORT LAUDERDALE CITY COMMISSIONERS OR MEMBERS OF A CITY OF FORT LAUDERDALE ADVISORY BOARD MAY BE IN ATTENDANCE AT THIS MEETING.

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HEARING SCHEDULED

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CASE NO: CE15060588  
CASE ADDR: 99 ROYAL PALM DR  
OWNER: RUBIO, JULIAN E RUBIO, LISA T  
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2010) 116.1.2  
THIS SINGLE FAMILY DWELLING WAS PARTIALLY  
DEMOLISHED WITH PERMIT#14071633 AND LEFT TO  
EXPIRE WITHOUT PASSING ANY INSPECTIONS. THIS  
PERMIT WAS FOR AN INTERIOR DEMO ONLY, THEY DID  
MORE THAN THE SCOPE OF THE ISSUED PERMIT, TO A  
POINT THAT SOME OF THE EXTERIOR WALLS WERE LEFT  
STANDING WITHOUT THE PROPER SUPPORT OR BRACING AND  
IN CASE OF TROPICAL STORM IT CAN BE UPLIFTED INTO  
THE NEXT PROPERTIES OR THE WATERWAY BEHIND.

FBC(2010) 116.2.1.3.1  
THE ALTERATIONS DONE WITHOUT PERMITS OR EXPIRED  
PERMITS ARE PRESUMED AND DEEMED BY THE FLORIDA  
BUILDING CODE TO BE UNSAFE.

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CASE NO: CE15061069  
CASE ADDR: 1511 NE 17 AVE  
OWNER: DURHAM, DUSTY KEITH  
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2010) 116.2.1.1.1  
THIS BUILDING IS VACANT, IT HAS BECOME UNSAFE DUE  
TO THE WINDOWS AND DOORS IN DISREPAIR OR BROKEN;  
THE OPENINGS ARE UNSECURED, ALLOWING UNAUTHORIZED  
ACCESS TO THE INTERIOR OF THIS VACANT PROPERTY.

FBC(2010) 116.2.1.2.5  
THE ELECTRICAL SYSTEM HAS BEEN ENERGIZED BY THE  
PERSONS TRESPASSING OR OCCUPYING THIS BUILDING  
WITHOUT AUTHORIZATION.

FBC(2010) 116.2.1.3.1  
THIS PROPERTY HAS TWO BUILDINGS, THE FRONT HAS A  
CASE AND A RULING FROM THE USB, THE REAR ALSO IS  
DEEMED TO BE UNSAFE DUE TO THE CONVERSION FROM A  
GAME ROOM BUILT UNDER PERMIT 0A826039 TO A RENTAL  
APARTMENT WITH A SECOND FLOOR THAT WAS BUILT  
INSIDE WITH A SPIRAL STAIRWAY, ALSO INSTALLED  
INSIDE THIS AUXILIARY BUILDING; ALL THE ELECTRICAL  
AND PLUMBING ALTERATIONS TO BUILD THE EXTRA  
KITCHEN; AND ALL THIS WORK WAS PERFORMED WITHOUT  
PERMITS AND IS DEEMED TO BE UNSAFE.

FBC(2010) 116.2.1.3.2  
OVER 50% OF THE FLOOR AREA AND WALLS WERE ALTERED  
AND THE FOOTPRINT EXPANDED WITHOUT OBTAINING THE  
REQUIRED PERMITS OR CERTIFICATE OF OCCUPANCY.

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CASE NO: CE15061077  
CASE ADDR: 1616 SW 18 AV  
OWNER: SMIGIEL, JOHN  
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2010) 116.2.1.2.2  
THE FOLLOWING STRUCTURES ARE UNSAFE:

THE WOOD DECK AT THE REAR OF THE DWELLING IS  
DAMAGED BY THE WEATHER AND COMING LOOSE FROM THE  
SUPPORTING MEMBERS, IT CAN BE UPLIFTED BY A  
TROPICAL STORM WINDS.

THE WOOD DOCK NEXT TO THE SEAWALL, ALL THE  
SUPPORTING PILES ARE DAMAGED AND SOME ARE BROKEN  
AT THE BOTTOM OF CANAL FLOOR.

FBC(2010) 116.2.1.2.4  
THIS DOCK DOESN'T MEET THE STANDARD FOR LOADING OF  
THE FLORIDA BUILDING CODE CHAPTER 16 SEC. 1606 AND  
1607; DUE THAN THE COMBINED DEAD / LIVE LOADS  
IMPOSED BY THE WEIGHT OF THE TWO LARGE VESSELS  
BEING MOORING AT THE DOCK AND THE WEIGHT OF THE  
FUEL PUMP WITH THE JACUZZI AT THE EASTSIDE;  
TOGETHER WITH THE BROKEN PILES ARE MAKING THE WOOD  
DOCK TO START SAGGING INTO THE WATERWAY.